

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 CONEY HURST CRESCENT MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,120,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Mornington

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12 NICHOLS DRIVE MORNINGTON VIC 3931	\$1,200,000	10-Mar-22
7 SCOTT STREET MORNINGTON VIC 3931	\$1,125,000	21-Nov-21
17 FULTON AVENUE MORNINGTON VIC 3931	\$1,285,000	05-Nov-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 April 2022



**12 NICHOLS DRIVE MORNINGTON  
VIC 3931**

3 2 2

Sold Price <sup>RS</sup> **\$1,200,000** <sup>UN</sup> Sold Date **10-Mar-22**

Distance **0.71km**



**7 SCOTT STREET MORNINGTON  
VIC 3931**

4 2 2

Sold Price **\$1,125,000** Sold Date **21-Nov-21**

Distance **0.73km**



**17 FULTON AVENUE MORNINGTON  
VIC 3931**

3 1 2

Sold Price **\$1,285,000** Sold Date **05-Nov-21**

Distance **0.74km**



**81 STRACHANS ROAD  
MORNINGTON VIC 3931**

3 2 1

Sold Price <sup>RS</sup> **\$1,190,000** <sup>UN</sup> Sold Date **24-Feb-22**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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